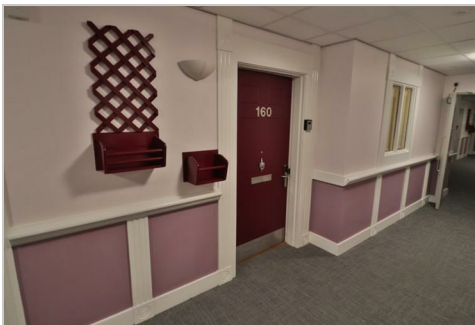


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## 160 Arena Gardens, Warrington, WA2 7GD

**Offers In Excess Of £105,000**

FIRST FLOOR RETIREMENT APARTMENT, ONE BEDROOM, FITTED KITCHEN WITH OVEN AND HOB, WET ROOM, ATTRACTIVE LOUNGE AND COMMUNAL GARDENS, ON SITE FACILITIES INCLUDING: BAR/PUB, ON SITE SHOP, ON SITE BISTRO, ACTIVITY ROOMS AND LIBRARY/IT SUITE.

We are delighted to offer for purchase this excellent first floor one bedroom retirement apartment which is situated within the sought after Ryfields Village development. The on site facilities include: Bar/pub, hairdresser, on site shop, activity rooms and library/IT suite. Benefitting from Upvc double glazing and central heating the accommodation briefly comprises: Entrance hallway with storage, attractive lounge, fitted breakfast kitchen with built in oven and hob, bedroom with fitted wardrobes and wet room/w.c. Externally the property has communal gardens and allocated parking. Viewing highly recommended.

## ENTRANCE HALLWAY



Storage cupboard.

## LOUNGE



Good sized lounge area with a Upvc double glazed window overlooking the communal area.

## BREAKFAST KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in electric oven and halogen hob, part tiled walls, extractor unit, plumbed for a washing machine, Upvc double glazed window to the side elevation.

## BEDROOM



With a Upvc double glazed window, built in wardrobes.

## SHOWER ROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and shower area, part tiled walls, extractor unit.

## OUTSIDE

Externally the property has access to communal garden areas and allocated parking.

## OUTLOOK

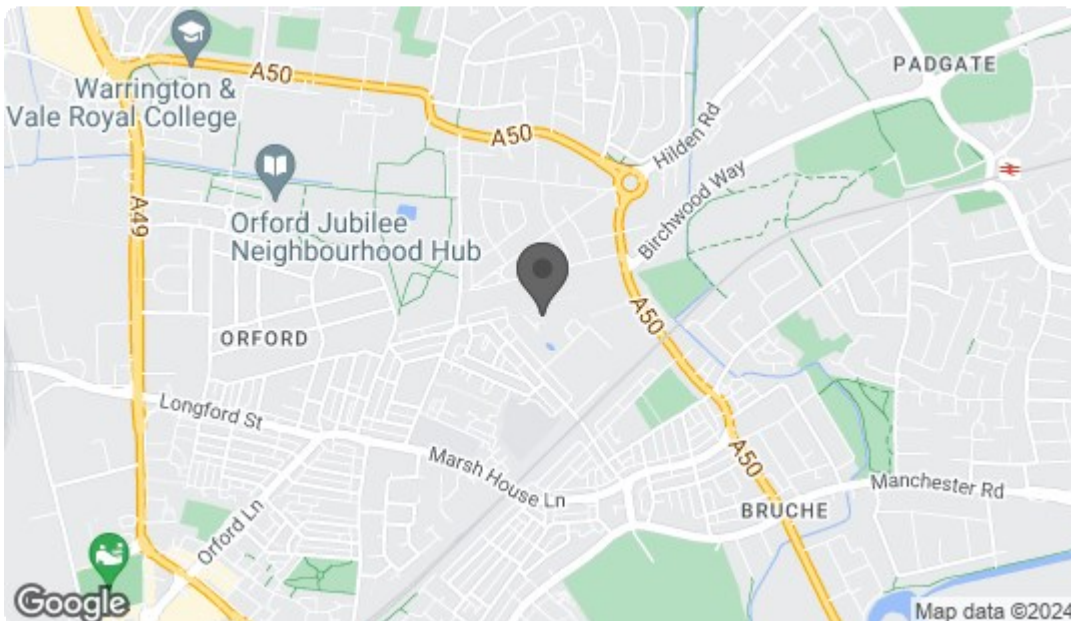


# Ground Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Total area: approx. 44.1 sq. metres (474.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	